

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, OCTOBER 13, 2010

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Robert Klancher, Chairman, Broad Run District; Kevin Ruedisueli, Vice Chairman, At Large; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District; Helena Syska, Sterling District.

Commissioner Absent: Cliff Keirce, Dulles District.

Staff Present: John Merrithew, Assistant Director of Planning; Van Armstrong, Program Manager, Land Use Review; Cindy Keegan, Program Manager, Community Planning; Planners: Judi Birkitt, Sophia Fisher, Stephen Gardner, Jane McCarter, Ginny Rowen, Marchant Schneider; Marilee Seigfried, Assistant Zoning Administrator; Marsha Keim, Amy Lohr, Theresa Miller, Building and Development; Nancy Bryan, Recording Secretary.

I. ADMINISTRATIVE ITEMS

1. Following the October 20, 2010 worksession, the Route 28 Sub-Committee will re-convene their 3:00 PM meeting.
2. There will be a Route 28 Sub-Committee Meeting on October 27, 2010 at 3:00 PM.
3. On November 1, 2010 the worksession agenda will include the Route 28 CPAM, followed by the Dulles World application, which will focus on fundamental policy issues.

II. ACTION SUMMARY REVIEW

1. The September 8, 2010 Action Summary was approved (8-0-1, Keirce absent).
2. The September 15, 2010 Action Summary was approved as amended. (8-0-1, Keirce absent).
3. The September 22, 2010 Action Summary was approved as amended. (7-0-1-1, Syska abstained; Keirce absent).

III. DISCLOSURES

1. Mr. Ruedisueli met on 9/27/10 with Charlie Jackson and others regarding the Fox Gate application after the last public hearing; met on 10/6/10 with the Dulles World Center applicants; exchanged e-mail on 10/7/10 with Andrew Painter regarding the quarry and Loudoun Water.
2. Mr. Bayless met on 10/6/10 or 10/7/10 with the Dulles World Center applicants.
3. Ms. Maio toured the quarry on 10/12/10 regarding the Loudoun Water application; have been in e-mail exchange with Andrew Painter regarding the quarry and Loudoun Water; will meet on 10/18/10 with the Dulles World Center representatives.
4. Mr. Ronis met on 9/22/10 with the applicant for T-Mobile, Commissioner Bayless and staff regarding a future cell tower; on 9/27/10 had a briefing with representatives of the Fox Gate application and Commissioner Ruedisueli; on 9/29/10 had a briefing with the Dulles World Center applicant.

5. Ms. Syska had correspondence regarding the quarry Loudoun Water tour.
6. Mr. Klancher had one conversation last week with the counsel for the Belmont Estates application.

BRIEFING ITEMS OF THE OCTOBER 27, 2010 PUBLIC HEARING ITEMS

1. Interim Additions to Agricultural and Forestal Districts

Items for further discussion include a map depicting the addition of the 8 parcels.

2. Review and Renewal, Modification, or Termination of the New Featherbed Agricultural and Forestal District

There were no items for further discussion.

3. ZMAP 2008-0018, SPEX 2010-0008, Dulles World Center

Items for further discussion include the bridge alignment across Dulles Toll Road; relationship to the Route 28 Metrorail Station; distance to schools; application rationale for student generation; rationale for ten percent civic space requirements; comparison to Route 28 CPAM policies; Fairfax County APRs regarding density and design; inconsistency between phasing commitments and minimum square footages; provisions for mid-block pedestrian access.

4. ZMOD 2010-0001, Raytheon Comprehensive Sign Plan

There were no items for further discussion.

5. ZCPA 2005-0011, QWEST AT LE BOURGET BUSINESS PARK

Items for further discussion include the status of the Le Bourget Business Park proffers; bond money collected for "Road C"; what will happen when Old Ox Road becomes limited access.

6. ZMAP 2010-0004, Loudoun Valley Estates III

Items for further discussion include comments by Economic Development; chronology of application; analysis of letter provided by the Washington Airports Task Force; development alternatives in-lieu of an R-1 designation, i.e., Zoning Administrator determination, R-O-W dedication/alternate road access; total building permits issued for improvements.

7. ZMAP 2009-0003, ZMAP 2009-0004, ZMAP 2010-0006, SPEX 2009-0027, Luck Stone Quarry Extension & Loudoun Water Treatment Plant; SPEX 2010-0013, Luck Stone Inter-Quarry Tunnel; CMPT 2009-0007, SPEX 2009-0021, Loudoun Water – Water Treatment Plant

Items for further discussion include a model for the recreational facility; blasting information, i.e., ultimate blasting notification area, actual number of feet that a tremor is felt, depth of travel; map of the relationship to the Green Energy Plant; new alignments of Sycolin and Cochran Mill Roads; location of water pipes; distance from blasting area

to Philip Bolen Park; anticipated flow of traffic along Cochran Mill Road; location of anticipated entrance to the Secure Business Park; clear definition of service area intended to be covered by the Water Plant; explanation of Condition #6, Tree Save; clarification of the flat roof reflective material.

8. SPEX 2009-0005, Harvard Junior Preschool

Items for further discussion include additional information regarding parking through a lease agreement; reason for rain barrels versus a rain garden; commitment to low flow water fixtures; assurance from the church regarding the sidewalk; convenience store traffic generation; status of the Shoppes at Ryan application; possible reduction in size of facility.